## **UNOFFICIAL COPY**



Prepared by: S. Michael Peck, Esq. c/o Prairie Capital, L.P. 191 North Wacker Drive Suite 800 Chicago, IL 60606

After Recording Return to: Horwood Marcus & Berk 500 West Madison Sweet Suite 3700 Chicago, IL 60661 Doc#: 1422619089 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Karen A.Yarbrough Cook County Recorder of Deeds Date: 08/14/2014 11:59 AM Pg: 1 of 5

#### SPECIAL WARRANTY DEED

Dated August 4, 2014

By

NGFY Properties LLC, an Illinois limited liability company ("Grantor")

To

SP Monroe, LLC, an Illinois limited liability compary ("Grantee")

Property commonly known as: 1000 West Monroe Street, Chicago, Illinois 60607

Tax Identification No: 17-17-205-023-0000 and 17-17-205-024-0000

Mail Tax Bills to: SP Monroe, LLC, 400 N. LaSalle Dr., Apt. 805, Chicago, IL 60654

REAL ESTATE TRANSFER TAX		14-Aug-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
	1	I

REAL ESTATE TRANSFER TAX		14-Aug-2014	
		COUNTY:	1,150.00
		ILLINOIS:	2,300.00
		TOTAL:	3,450.00
17-17-20	5-023-0000 2	0140801618828	1-091-901-568

17-17-205-023-0000 | 20140801618828 | 0-483-010-688

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### **UNOFFICIAL COPY**

This Instrument Prepared By:

S. Michael Peck, Esq. c/o Prairie Capital, L.P. 191 North Wacker Drive Suite 800 Chicago, IL 60606 After Recording Return To:

Kristin S. Nordman, Esq. Horwood Marcus & Berk 500 West Madison Street Suite 3700 Chicago, IL 60661

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (the "Deed") is made this 4th day of August, 2014, by NGFY PROPERTIES LLC, an Illinois limited liability company ("Grantor"), having an office at 2200 Souta Loomis, Chicago, IL 60608, to SP MONROE, LLC, an Illinois limited liability company ("Granter"), having an office at 400 North LaSalle Drive, Apartment 805, Chicago, IL 60654.

#### WITNESSETH:

That the Granter for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged by these presents does GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY unto the Grantee and its successors and assigns FOREVER, all of the real estate, situated in the County of Cook, and State of Illinois, legally described on Exhibit A attached hereto and made a part no reof together with all improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Seller's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements and strips or gores of land adjacent thereto (the "Property"), subject only to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND FOREVER DEFEND the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

[remainder of page intentionally left blank]

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**IN WITNESS WHEREOF**, the Grantor has caused its name to be signed to this Special Warranty Deed on the date first set forth above.

#### **GRANTOR:**

NGFY	PROPERTIES LLC,	
an Illino	is limited limiting company	
By:	yen-	_
Name:_	METIN J. DECHINA MANAFOI MEMBER	
Jule	MINION MONOCE	

COUNTY OF COOK ) ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Melvin J. Bechina, as Manager/Member of NGFY PROPERTIES LLC, an Illinois limited liability company (if a "Grantor"), personally known to me to be the same person whose name is subscribed to the forcasing instrument as such Manager/Member, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 4th day of August, 2014.

Notary Public: BRENIKO 1EGERT

Commission Expiration:

"OFFICIAL SEAL"
BRENDA TEGERT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/15/2015

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## **UNOFFICIAL COPY**

### **EXHIBIT A TO SPECIAL WARRANTY DEED**

### **Legal Description**

Lot 58 and 59 in E.K. Subdivision of Lots 1 and 2 in Block 5 in Ducan's Addition to Chicago with Block 1 in the Canal Trustee's Subdivision of the West ½ of the West ½ of the Northeast ¼ of Section 17 Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY ADDRESS:

1000 West Monroe Street, Chicago, Illinois

TAX IDENTIFICATION NO:

O: 17-17-205-023-0000 and 17-17-205-024-0000

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### EXHIBIT B TO SPECIAL WARRANTY DEED

### **Permitted Exceptions**

- 1. Real estate taxes not yet due or payable.
- 2. Encroachments that may be shown by a recent survey that do not interfere with the use of the property as a commercial building and do not result in the removal of the property. of tenant.

  Opening Cook County Clerk's Office
- 3. Rights of tenants as shown on the rent roll.